



# Zoning Ordinance Modernization



Lunch & Learn

Overview and Navigating the Zoning Ordinance

July 14, 2021

**TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts**

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

[illegible]

#### D. N-1 LVL and Building Dimensional Standards

		Conventional		Cluster
	District size, minimum	No requirement		10 acres [1]
	Density, maximum	1 du/ac		<b>Approved by special exception:</b> 1.1 du/ac <b>If the result of a proffered rezoning from a district that allows a density of less than 1 du/acre: 1 du/ac</b>
	Open space, minimum [2]	No requirement		30 percent of the gross area
	Lot area, minimum	36,000 square feet		25,000 square feet
<b>A</b>	Lot width, minimum	Interior	Corner	Interior
		150 feet [1]	175 feet [1]	No requirement
				Corner
				125 feet [1]
		Single-family dwellings		Other uses
		Conventional	Cluster	
<b>B</b>	Front setback, minimum	40 feet	30 feet	See Table 21022.4a below <sup>55</sup>
<b>C</b>	Side setback, minimum	20 feet	12 feet (total minimum 40 feet)	Setback equal to building height, but at least 20 feet
<b>D</b>	Rear setback, minimum	25 feet		Setback equal to building height, but at least 25 feet
<b>E</b>	Building height, maximum	35 feet		60 feet
	Floor area ratio, maximum	No requirement		0.20 for public uses; 0.15 for uses other than residential or public

Notes:

20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1

# Zoning Ordinance Modernization

- 3+ years of outreach with 100+ public meetings
- 9 Articles
- Plain language
- Easy to use platform

# New Ordinance Structure

## Articles:

- |                          |   |
|--------------------------|---|
| 1) General Provisions    | 6) Parking and Loading                            |
| 2) Zoning Districts      | 7) Signs  |
| 3) Overlay Districts     | 8) Administration, Procedures,<br>and Enforcement |
| 4) Use Regulations       | 9) Definitions                                    |
| 5) Development Standards |   |

\* Appendix 1 – Provisions Related to Previous Approvals

# New ZO References

## Nine Articles

*Article 4 includes the use regulations for restaurants.*

- ▶ Article 1 - General Provisions
- ▶ Article 2 - Zoning Districts
- ▶ Article 3 - Overlay and Commercial Revitalization Districts
- ▶ Article 4 - Use Regulations
- ▶ Article 5 - Development Standards
- ▶ Article 6 - Parking and Loading
- ▶ Article 7 - Signs
- ▶ Article 8 - Administration, Procedures, and Enforcement
- ▶ Article 9 - Definitions and Ordinance Interpretation

# New ZO References

## Nine Articles

*Article 4 includes the use regulations for restaurants.*

Sections are the next broad heading

*Section 8102 includes the fee schedule for zoning applications.*

### Article 8 - Administration, Procedures, and Enforcement

- ▶ 8100. Review Procedures
- ▶ 8101. Submission Requirements
- 8102. Fee Schedule
- ▶ 8103. Review and Decision-Making Bodies
- ▶ 8104. Nonconformities
- ▶ 8105. Condominiums, and Condominium and Cooperative Conversions
- ▶ 8106. Enforcement, Violations, and Penalties

# New ZO References

## Nine Articles

*Article 4 includes the use regulations for restaurants.*

## Sections are the next broad heading

*Section 8102 includes the fee schedule for zoning applications.*

## Everything else is a subsection

*The regulations for sheds and other accessory structures are included in subsection 4102.7.A*

- ▲ Article 4 - Use Regulations
  - 4100. General Provisions
  - ▶ 4101. Use Tables
  - ▲ 4102. Use Standards
    - ▶ 1. General Standards
    - ▶ 2. Agricultural and Related Uses
    - ▶ 3. Residential Uses
    - ▶ 4. Public, Institutional, and Community Uses
    - ▶ 5. Commercial Uses
    - ▶ 6. Industrial Uses
    - ▲ 7. Accessory Uses
      - ➡ ▶ A. General Standards for Accessory Uses and Structures

# New Uses

**Stacked Townhouse**



**Indoor Commercial Recreation**



**Electric Vehicle Charging**



**Goods Distribution Hub**



**Outdoor Commercial Recreation**



**Data Center**



# Use Classifications

Looking for a use? They are organized by 7 classifications:

**Agricultural and Related Uses**

**Residential Uses**

**Public, Institutional, and Community Uses**

**Commercial Uses**

**Industrial Uses**

**Accessory Uses**

**Temporary Uses**



# FAIRFAX COUNTY

## VIRGINIA



PLANNING & DEVELOPMENT

## Fairfax County Zoning Ordinance

The Zoning Ordinance regulates land use in Fairfax County. It is intended to promote the health, safety, and general welfare of the public and to implement the Comprehensive Plan for the orderly and controlled development of the County. It is administered by the Zoning Administration Division within the Department of Planning and Development whose mission is to promote livable communities which enhance the quality of life for the present and the future. The Zoning Ordinance is subject to periodic revisions upon action by the Board of Supervisors. The Zoning Ordinance presented here is current as of April 13, 2021.

### Contact Information

Phone: [703-324-1314](tel:703-324-1314)

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Fairfax County, Virginia

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Article 3 - Overlay and Commercial Re

Article 4 - Use Regulations

Article 5 - Development Standards

Article 6 - Parking and Loading

Article 7 - Signs

Article 8 - Administration, Procedures,

Article 9 - Definitions and Ordinance I

Appendix 1 - Index of Amendments and

Amendment History Table



## ZONING ORDINANCE



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# Fairfax County Zoning Ordinance



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4102.7.A General Standards for Accessory Uses and Structures *(Click for full text),*

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TABLES

## CURRENT ZONING ORDINANCE

→ View The Current ZO Archive

## 1941 ZONING ORDINANCE

- 1941 Original
- 1945 Reprint
- 1954 Reprint

## 1959 ZONING ORDINANCE

- 1959 Original

## 1978 ZONING ORDINANCE

- 1978 ZO
- 1982 Reprint
- 1985 Reprint
- 1987 Reprint
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- 1995 Reprint
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- 2002 Reprint
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- 2012 Reprint
- 2017 Reprint
- 2021 Reprint

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### Contact Information

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[Building Permit And Review](#)

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[Noise Ordinance](#)

[PLUS](#)

[Public Facilities Manual](#)

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Use Tables   Accessory Structure Height and Yard Requirements   Minimum Required Off-Street Vehicle Parking Spaces

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TABLE 4101.2: Use Table for Planned Development Districts

**TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts**

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts															Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6		
AGRICULTURAL AND RELATED USES																														
Agricultural and Related Uses: activities related to the growing or raising of plants or animals for food or other comparable activities, including agritourism and other similar use types. This category also includes riding or boarding stables.																														
Agricultural Operation	P	P	P	P																									4102.2.A	
Farm Winery, Limited Brewery, or Limited Distillery	P SE	P SE	P SE	P SE																									4102.2.B	
Stable, Riding or Boarding	SE SP	SE SP	SE SP	SE SP																									4102.2.C	
RESIDENTIAL USES																														
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household																														
Dwelling, Multifamily										P	P	P	P																	
Dwelling, Multifamily – ADU Development										P	P	P	P																	

Zoning Ordinance

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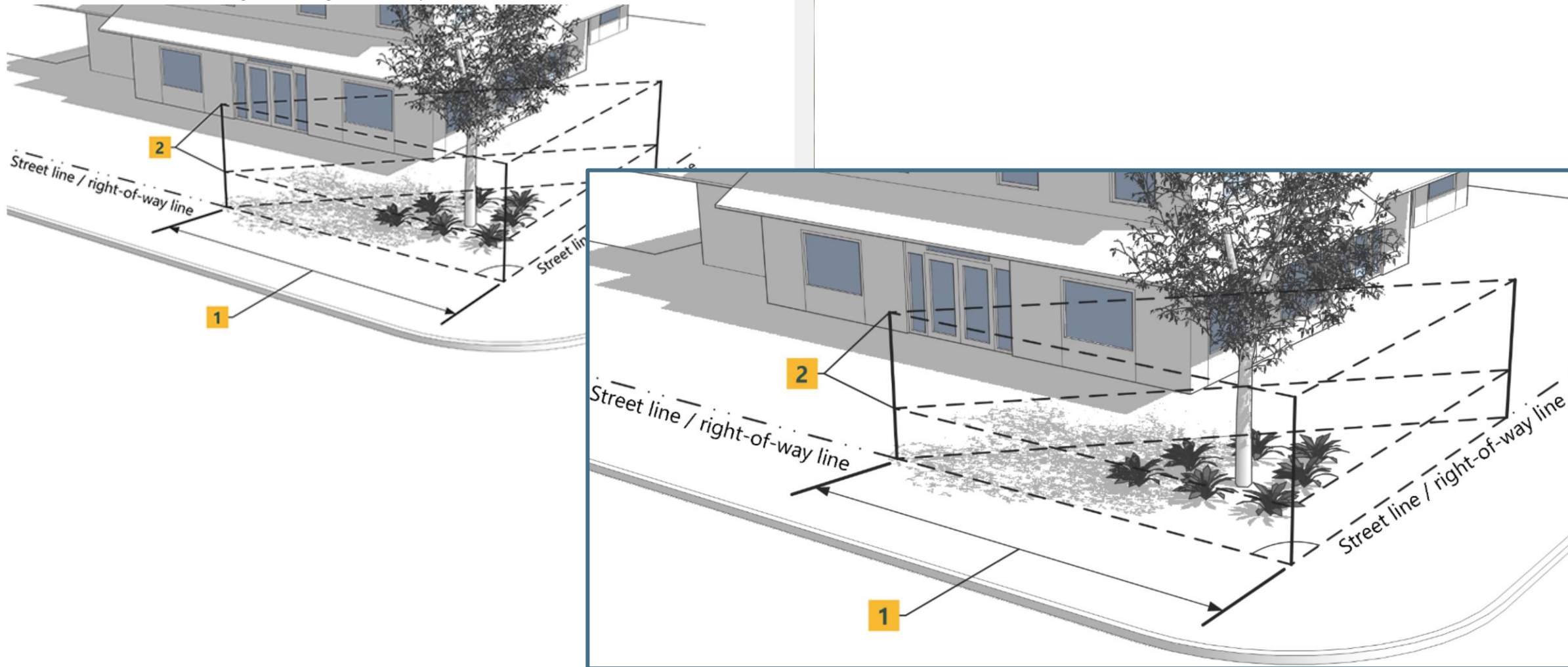
📁 Article 9 - Definitions and Ordinance I

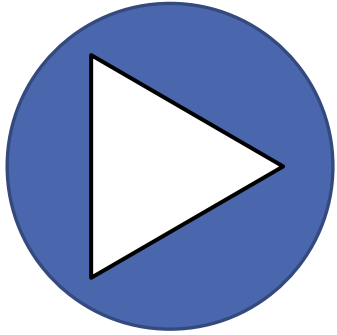
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3. This sight distance triangle must be maintained clear of structures and plantings, except for a post, column, or trunk of a tree (not to include branches or foliage) equal or lesser than one foot in diameter.
4. The Board may modify the sight distance requirements on a corner lot in conjunction with the approval of a rezoning or special exception application, based on an evaluation of the specific development proposal which may consider compliance with sight distance requirements of the Virginia Department of Transportation and a specific sight distance analysis or any other relevant design guidelines that would demonstrate safe and adequate vehicular, bicycle, or pedestrian movements at an intersection.

Figure 5100.1: Sight Distance Requirements





# Live Demo

## Pet Grooming Establishment



# Questions & Discussion

